

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



62 CASTLEHILL ROAD, BELFAST, BT4 3GP

OFFERS OVER £395,000

A superb semi detached villa in the exclusive Castlehill Development, built approx 2006, offering luxury accommodation with garden in lawn and raised patio overlooking Campbell College Playing Fields. Estimated to be over 1300 sq ft. this property is deceptively spacious and finished to a superb standard.

On entering this property you are immediately impressed with the attention to detail and standard of fitting, from the solid 'oak' wood flooring, to the luxury tiling and superb feature island with raised breakfast bar in the kitchen.

The ground floor also offers a generous lounge with feature wall mounted gas fire and toilet suite off the hall. The kitchen is both luxury and practical with a full range of bespoke units with feature work surfaces, leading to patio doors out to a private patio overlooking the lawn area.

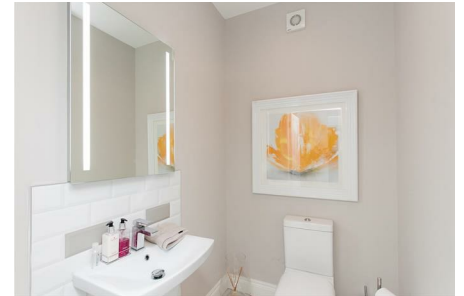
The first floor includes a large master bedroom, master en-suite shower room with luxury fittings. A further two bedrooms and a luxury bathroom suite comprising bath with shower over, feature tiles and recessed spot lighting.

The location is ideal for a family or professional couple commuting to work or to the many well known schools in the surrounding area. Nestled in the woodland setting with its own brick paviour driveway, enough for two cars, side and rear garden with patio and lawn, we expect lots of interest so view now to avoid disappointment.



Key Features

- Three Bedrooms, Master Luxury Ensuite Shower Room
- Generous Lounge With Feature Fireplace with Gas Fire
- Gas Fired Central Heating And Double Glazed Windows In Hardwood Frames
- Cul De Sac Position Within Walking Distance To Campbell College And Stormont Park
- Attractive Kitchen With Bespoke Units, Luxury Island, Open To Dining Area
- Luxury White Bathroom Suite With Shower Over Bath/Downstairs Toilet
- Driveway To Front, Side And Rear Gardens In Lawn/Raised Patio
- Superb Modern Build Semi Detached Within The Exclusive Castlehill Road



Accommodation Comprises

Entrance Hallway

Ceramic tiled flooring.

Ground Floor WC

Modern white suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush w.c. Tiled flooring. Recessed spotlighting. Extractor fan.

Lounge

18'3" x 15'1" into bay

Attractive hole in wall fireplace with wood burning stove and slate tiled hearth. Wood laminate flooring.

Kitchen Dining

18'4" x 11'4"

Luxury range of high and low level units with corian work surfaces and upstands. Inset 1 ¼ bowl sink unit with mixer tap. Integrated fridge freezer, integrated dishwasher, cupboard with gas fired boiler. Breakfast island with corian work surface. Built-in oven, ceramic hob, stainless steel extractor hood. Ceramic tiled flooring. Recessed spotlighting. Sliding patio doors.

Utility Room

8'0" x 5'4"

Luxury range of high and low level units, corian work surface with upstand, inset single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Recessed spotlighting. Ceramic tiled flooring.

First Floor

Landing

Recessed spotlighting. Hotpress.

Bedroom 1

13'9" x 11'6"

En-Suite

Modern white suite comprising built-in shower cubicle with built-in shower, tiled walls and sliding shower door, vanity unit with mixer tap, low flush w.c. Part tiled walls. Ceramic tiled flooring. Chrome radiator. Recessed spotlighting. Extractor fan.

Bedroom 2

11'5" x 10'2"

Bedroom 3

7'8" x 7'4"

Recessed spotlighting.

Bathroom

Modern white suite comprising panelled bath with mixer tap and telephone shower, shower cubicle with built-in shower, tiled walls and sliding shower doors. Vanity unit with mixer tap and tiled splashback. Low flush w.c. Chrome radiator. Recessed spotlighting. Ceramic tiled flooring.

Outside

Front and side garden with lawn. Enclosed rear garden with lawn, patio and flowerbeds.









